

T.C.

**Town of Vernon  
Design Review Commission (DRC)**

Wednesday, March 2, 2016

7:00 PM

Council Chambers

Vernon Town Hall, 3<sup>rd</sup> Floor, 14 Park Place  
Rockville / Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
16 APR 11 AM 10:09

**APPROVED MINUTES**

1. Call to Order & Roll Call

- Meeting was called to order at 7:00pm.
- Regular members present: Robert McGarity, Michael Guminiak, and Robin Lockwood
- Alternate members present: Jennifer Holt sitting in for the vacancy.
- Staff present: Shaun Gately, Economic Development Coordinator
- Recording secretary: Audrey Lanz

2. Approval of Minutes of February 3, 2016

A motion was made by Robert McGarity to approve the minutes. Robin Lockwood seconded the motion and the motion passed unanimously.

3. Amendments to Agenda

None

4. Referrals from PZC and / or Planning Department

**Application (PZ-2016-03) of Kaplan Millworks, LLC for a Special Permit/Site Plan of Development at #161 & #200 West Main Street (Assessor's ID: Map #22, Block #58, Lot/Parcel #13 and Map #22, Block #59, Lot/Parcel #1).**

- Attorney Leonard Jacobs presented the application.
- Eric Peterson, engineer with Gardiner & Peterson Assoc., read into record the comments from the Historical Commission.
- Buildings #3, 4 & 8 are the only buildings being occupied at this time.
- Building 3 is designated for a restaurant, building 4 is designated for a motorcycle repair shop, motorcycle sales and a motorcycle museum. Building 8 is designated for a construction company office.
- There will be 49 parking spots available, with 4 of the spots marked as handicap parking.
- Eric Peterson, engineer with Gardiner & Peterson Assoc., handed into record a lighting plan and explained the types of lighting and their placement on the site.
- Because the Mills are a historic site, the State Historical Society will make the final design rulings.
- Signage for the properties has not been finalized as signs cannot be attached to the buildings but must be free standing.

Robin Lockwood made a motion to accept the designs as presented with the stipulation that any sign designs must come back to the commission for review. Jennifer Holt seconded the motion and the motion passed unanimously.

**Application (PZ-2016-02) of Leung Ching Kwok for a Special Permit/Site Plan of Development at #206 Talcottville Road (Assessor's ID: Map #10, Block #152, Lot/Parcel #37).**

- Hans Hansen, Architect, handed the site plan into record and explained the application.
- An 8,000 sq. ft. mixed use commercial building is to be constructed onsite.
- One restaurant and 4 retail spaces are planned with no set tenants right now.
- Architect Hans Hansen explained the landscape plan and how the 16' trees will be planted to block illumination from spilling over into neighboring residences.
- A discussion ensued on the trees, their canopy overhang into the street and if they will hang on the power lines.
- A discussion ensued on the lighting plan and the types of lights to be used.
- There will be a free standing sign in front of the property that will be illuminated from within.
- There are 52 planned parking spots for the site.
- The bottom portion of the building will be a brick skirt with off white siding on the top.
- There will be a white vinyl fence enclosing the dumpster area.
- Applicant will be putting in a sidewalk.

Robert McGarity made a motion to accept the application as presented with the following designs: A clock is shown on the site plan in the top middle of the building, a white vinyl fence enclosure for the dumpster area and the design elements that were discussed for the building. Robert McGarity also stipulated that any further design changes must come before the commission for review. Robin Lockwood seconded the motion and the motion passed unanimously.

**5. Administrative Action**

**A. Correspondence**

None

**B. Membership**

None

**C. Other**

None

**6. Other Business**

None

**8. Adjournment**

Chairman Michael Guminiak made a motion to adjourn the meeting and Robert McGarity seconded the motion. The motion passed and the meeting adjourned at 7:55pm.

Respectfully Submitted



Audrey Lanz  
Recording Secretary